

Historic Landmarks Commission Design Review Subcommittee
April 19, 2006, 12:00 PM, City Hall Room T-550

AGENDA

MEETING GOAL:

Discuss project design conformance with City of San Jose Historic Design Guidelines, based on the Secretary of the Interior's Standards for the Treatment of Historic Properties

12:00

Pellier Park City Gardens Site
California State Landmark SHL0434
City Landmark HL77-3
183 W. St. James St.

Proposed Project:

- Historic Preservation Permit for the rehabilitation and new construction of the 1977 Pellier Park and Educational Exhibit , commemorating the Pellier Family

Standards for Rehabilitation and New Construction

9. ... new construction will **(retain)** ... materials, features, and spatial relationships that characterize the property. The new work will be **differentiated** from the old and will be **compatible** with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

(See February 15, 2006 DRC Synopsis)

12:30

St. John Vianney Parish / PD03-058

Proposed Project:

- **Planned Development Permit to construct three 2-story buildings for a total of 23,075 square feet as religious assembly and private school uses on a 3.987 gross acre site.**

Background:

The Planned Development Rezoning and Rezoning from County to A(PD) Planned Development District and from A-Agricultural District to A(PD) Planned Development District to allow religious assembly and school uses (PDC 01-08-082 AND MCKEE NO. 120), was referred to the Historic Landmarks Commission in May of 2003, and received a recommendation of approval. The current proposed design of the building has changed significantly from that referral

The St. John Vianney Church complex is not currently listed on the City of San Jose's Historic Resource Inventory. The Historic Evaluation completed as part of the Rezoning concluded that the complex does not appear to be eligible for either the California Register, but qualifies as a Structure of Merit (SM) with a point score of 47.8.

Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic **(retain)** materials, features, and spatial relationships that characterize the property. The new work will be **differentiated** from the old and will be **compatible** with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

(Project checklist will be presented at the DRC meeting)

1:00

(HP)AD06-318

37 Fountain Alley

Non-Contributing Structure to the Downtown Commercial National Register District

The building appears to have been constructed about 1906 on land owned by William Petry, whose son, Charles J. Petry continued his blacksmith shop on the site until 1899. Petry was a partner with C.S. Crydenwise. By 1906, Henry Allen had a restaurant in the new building on the site. In 1959, the interior and exterior of the building were remodeled to serve as a photographer's studio. The 1959 remodeling was done in a modern style and appears to have removed and replaced the original façade. The building lacks the integrity necessary to be recognized as a contributor to the Historic District.

Proposed Project:

- **Permit Adjustment to Historic Preservation Permit HP03-004, (which allowed a 3-story replacement building at 37 Fountain Alley as part of the Rehabilitation and combination of five buildings into one building) to allow rehabilitation of the existing one-story building.**

Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic (***retain***) materials, features, and spatial relationships that characterize the property. The new work will be **differentiated** from the old and will be **compatible** with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

(Refer to attached project checklist)